

How to Complete the Finance and Risk Calculator

This calculator works by asking you 20 simple questions about your financial position. It then uses the information provided to INSTANTLY calculate:

- How you spend your money.
- How banks view your current situation.
- Whether you can refinance your loans and save thousands.
- Whether you can access additional finance to purchase an investment property.
- How exposed you may be to interest rate changes.
- What level of 'buffers' you may need to keep.

It is a comprehensive assessment of your financial situation, delivered to you for FREE and INSTANTLY. The more accurate the answers to the questions are, the better the quality of the results will be.

Below is an explanation of how to answer each question:

Question	Explanation
Are you Single or Married/De-facto?	<i>Generally, if you live with your partner, you are in a De-Facto relationship by lenders. If you do not live with your partner and are not married, you may consider yourself as financially 'Single' for the purposes of this calculation.</i>
How many dependents do you have?	<i>Include any children under 18 living at home with you, or any other dependents you may have. Note, pets are not considered dependents.</i>
What is your current living arrangement?	<i>If you are living rent free or paying board, answer as 'Other'.</i>
What is your rent expense?	<i>How much do you pay in rent and how frequently do you pay it. If you are sharing or boarding, please only put in your share of the total rent that is actually paid by you.</i>
What is your net salary? That is, how much goes into your bank account from your employer and how frequently?	<i>Please include your after-tax salary/business income that you receive and the frequency with which you receive it. If you regularly receive overtime, bonus or allowance income, please include your estimated post tax income here.</i>
What is your partner's net salary? That is, how much goes into their bank account from your employer and how frequently?	<i>If you are self-employed, please estimate your net monthly salary + profit (total income received after business expenses). You can use this Pay Calculator (https://www.paycalculator.com.au) to help estimate your monthly income.</i> <i>If you receive Centrelink payments and these are regular and ongoing, you can include these payments in this section of the calculator.</i>
How much investment income do you earn and how frequently?	<i>Please include any income received from:</i> a) Investment Properties b) Dividend Income from Shares c) Other Investment related income. <i>This figure should be a gross figure. That is, the actual income received before taxes/expenses.</i>
How much income do you earn from other sources not included above?	<i>Please include net income from sources like: Government income, Scholarships, Centrelink income, Pensions, etc.</i>
	<i>Please estimate the total value of all properties owned, including groceries, basic living, entertainment, insurance, travel, medical, phone & internet, all bills, education, childcare & other general</i>

What is your monthly living expense?	living expenses. Note, please also include any property & utility expenses (including investment property costs).
What are your monthly repayments on your personal debts (excluding property related loans)?	Include any repayments on any personal loans, car loans or other personal debt you may have. You do not need to include repayments on your credit cards here. Note, if you have a novated lease or HELP debt, please only include this figure once by either including it in this figure or reducing your net income. In many cases, lease payments/HELP repayments are made directly out of your salary. If this is the case, and you have already reduced your salary figure in the question above, you can exclude this figure for this section.
What is your total credit card limit?	Please include your total credit card limit that you have available to you. Lenders include the total 'limit' in their assessment of your borrowing power and affordability. If you are willing to close unused credit cards, you may exclude them from this assessment
What is your total owner occupier debt? That is, what is your loan size on your own home?	Include any mortgage related debt that you have for owner occupier purposes. In most cases, this is the debt you have on your own property. If you have 'investment debt' or debt known as 'deductible debt', please do not include this here.
How much of this total debt is on interest only terms?	If any of the above debt is currently being repaid on interest only terms, please include the total value of this debt. Interest only debt repayments are costlier and subject to increases in repayments.
What is the average interest rate on your owner occupier debt? (%)	If you have different interest rates for your debt, please use an average of your interest rate. If you are unsure, you can leave your interest rate at the pre-set amount (marketplace average).
What is your total investment debt? That is, what is your loan size on your investment properties?	If you have 'investment debt' or debt known as 'deductible debt', please include it here. If you have multiple investment debts, please add them together and include it as one figure here.
How much of this total debt is on interest only terms?	If any of the above debt is currently being repaid on interest only terms, please include the total value of this debt. Interest only debt repayments are costlier and subject to increases in repayments.
What is the average interest rate on your owner occupier debt? (%)	If you have different interest rates for your investment debt, please use an average of your interest rate. If you are unsure, you can leave your interest rate at the pre-set amount (marketplace average).
What is the total value of all your properties owned?	Estimate the total value of all properties owned, including all investment properties and the value of your own home (if owned).
How many properties do you own?	What number of properties do you own? Include all investment properties and your own home (if you own it).
How much savings do you have?	Please include any 'liquid' funds you have available. I.e. funds in bank accounts, term deposits, shares, managed funds that can be liquidated within 6 months, etc.

